

**TRANSFER
TAX
PAID**

**WARRANTY DEED
Statutory Short Form**

67-20

MJM ENTERPRISES, LLC, a Maine Limited Liability Company of P. O. Box 3823, Portland, ME 04104, for consideration paid, grant and convey to **MARK FITZGERALD** and **MARJORIE FITZGERALD** of 11 Hillside Avenue, Waterville, ME 04901, as Joint Tenants, with Warranty Covenants, the real estate described as follows:

A certain lot or parcel of land situate on Pleasant Hill Drive in Waterville, County of Kennebec and State of Maine, being more particularly bounded and described as follows, to wit:

Beginning at an iron pin marking the easterly corner of Lot 50; thence heading south seventy-one degrees twenty-seven minutes twelve seconds west (S 71° 27' 12" W) one hundred four and 23/100ths (104.23) feet along Pleasant Hill Drive right-of-way to an iron pin marking beginning of curve; thence heading along curved Pleasant Hill Drive right-of-way three hundred seven and 83/100ths (307.83) feet to an iron pin marking the westerly corner of said Lot 50; thence heading north sixty-six degrees forty-seven minutes zero seconds east (N 66° 47' 00" E) one hundred seventy-two and 10/100ths (172.10) feet along Lot 49 to an iron pin marking the corners of adjacent Lots 49 and 48 on the northwest line of said Lot 50; thence continuing in the same direction one hundred fifty and 00/100ths (150.00) feet along the southerly line of adjacent Lot 48 to an iron pin; thence heading south twenty-six degrees fifty-nine minutes twenty-five seconds east (S 26° 59' 25" E) one hundred sixty-nine and 70/100ths (169.70) feet along Lot 51 to the beginning pin.


Meaning and intending to describe said Lot 50 as per the subdivision plan entitled "Ridge Road Development" dated June 22, 1977, and recorded in the Kennebec County Registry of Deeds in Plan File No. D-77074.


This conveyance is made subject to all restrictions and covenants of record including those restrictions contained in a Declaration of Deed Restrictions for Ridge Road Development dated June 8, 1983, and recorded in the Kennebec County Registry of Deeds in Book 2575, Page 93, to which reference may be had for a more particular description of said restrictions.

Being a portion of the premises conveyed to MJM Enterprises, Inc., by Warranty Deed from Mary McBrady dated April 5, 2001, and recorded in the Kennebec County Registry of Deeds in Book 6576, Page 332.

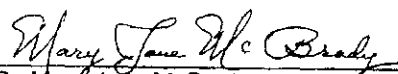
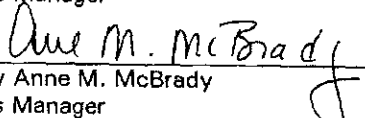
In Witness Whereof, **MJM ENTERPRISES, LLC**, has caused this instrument to be signed by Mary Jane McBrady and Anne M. McBrady, its Managers, this 15th day of April, 2004.

Signed, Sealed and Delivered
in the presence of:





MJM ENTERPRISES, LLC


By Mary Jane McBrady
Its Manager

By Anne M. McBrady
Its Manager

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STATE OF MAINE
COUNTY OF KENNEBEC

Dated: April 15, 2004

67-20

Then personally appeared the above named Mary Jane McBrady and Anne M. McBrady, Managers of **MJM ENTERPRISES, LLC**, and acknowledged the foregoing instrument to be their free act and deed in their said capacities and the free act and deed of said Limited Liability Company.

Before me,



Notary Public
Print **ROBERT M. MARDEN**
Name: **Attorney at Law/Notary Public, Maine**
My Commission expires December 4, 2008

Received Kennebec SS.
04/20/2004 8:23AM
Pages 2 Attest:
BEVERLY BUSTIN-WATHEWAY
REGISTER OF DEEDS